



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, July 27, 2015**

Present:

Mayor Brandt	Trustee Feldman
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee McAllister	Village Clerk Mastandrea
Village Attorney Christensen	Village Manager Burke
Chief of Police Kinsey	Treasurer/Finance Director Peterson
Public Works Director Woodbury	Community & Economic Development
Village Planner Robles	Director McNellis

ROLL CALL

Mayor Brandt called the meeting to order at 7:42 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the July 13, 2015 Committee of the Whole Minutes

The minutes of the July 13, 2015 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Continued Preliminary Evaluation of proposed annexation of 19.71 acres, Rezoning from the R1 to R4 Single-Family Residential Zoning District, and Special Use for a Planned Unit Development (PUD) for a proposed 44-unit townhome development at 14600 Riverside Road (KZF Stack, LLC).

Village Planner Robles provided a summary of the continued preliminary evaluation of proposed annexation of 19.71 acres, rezoning and special use for a planned unit development by KZF Stack, LLC. Village Planner Robles noted at the July 13, 2015 Committee of the Whole meeting the Board requested KZF Stack, LLC further explore density reductions and provide photograph samples of landscape treatments at other KZF Stack, LLC projects.

Mr. Jeff Rothbart, representing KZF Stack, LLC, highlighted changes to the proposed townhome development to address density, opening up the land plan and landscaping as a result of the July 13, 2015 Committee of the Whole meeting.

Trustee Hancock asked what the brush was along Riverside Road. Mr. Rothbart explained the brush was the existing tree line which is to be retained.

Trustees McDonough, Grujanac, Servi, and Mayor Brandt recommended further offsetting the eastern entrance to accommodate the current homeowner across Riverside Road. Trustees Grujanac and Servi noted concern regarding the location/position of the proposed 4-unit building at the eastern entrance. KZF Stack, LLC noted the location of the entrance and building at the eastern entrance could be adjusted.

Mayor Brandt suggested KZF Stack, LLC and Pulte consider meeting in the middle when improving Riverside Road since a portion of the road will not be a part of either project. Mr. Rothbart stated he would need to get an estimate in order to consider this as something KZF Stack, LLC could commit to. Mayor Brandt suggested Riverside Road be widened as a result of the two proposed developments. Mr. Rothbart stated he would discuss the possibility of the suggested improvements with Pulte Homes.

Trustee Hancock stated his opinion was that he approved of the mixed materials put in the plan for the units. Trustee Hancock noted concern for the units being close to Riverside Road and suggested adding trees to the entrance and roadway.

It was the consensus of the Board to refer the project to the Architectural Review Board with the direction to further explore the 4-unit buildings for configuration and density, the suggested improvements on Riverside Road, and some revisions to the site plan.

3.12 Consideration and discussion of a Zoning Board recommendation regarding text amendments to Chapter 10, PD Planned Development District, and associated code sections and references, in Title 6 – Zoning of the Lincolnshire Village Code to revise and update specific code regulations related to an existing office campus district (Village of Lincolnshire).

Village Planner Robles provided a presentation highlighting a list of requested changes based upon the Zoning Board recommendation for text amendment to Chapter 10 and associated code sections and references, in Title 6 to revise and update specific code regulations related to the existing PD – Planned office campus district, as well as two specific requests by Medline.

Trustee Servi asked if the property at the northwest corner of the Tollway and Route 22 is the only property in Lincolnshire zoned PD. Village Planner Robles confirmed this is the only property in Lincolnshire zoned PD.

A brief discussion followed regarding residential zoning on the site.

Trustee McDonough asked if Medline's request was to tear down an existing building and build a six-story building or add four stories to an existing building. Village Planner Robles stated what was conveyed to staff is the eastern-most building is in disrepair, and the intent is to remove the building. The initial plan is to occupy the two existing buildings located on the western part of the property, which require internal renovations. Village Planner Robles noted Medline's long-term plan is still being developed; which contemplates a five-story building height that may include multiple buildings.

Trustee McDonough stated it was his opinion to keep the zoning as a Planned Development and approve the plans as they are submitted. Village Planner Robles noted keeping the zoning as a PD would not give assurances to the property owner in developing a long-term master plan and investing in the site. A brief conversation followed regarding zoning, Board approval, setbacks, building height, Architectural Review Board review, and the potential Medline plans. Trustee Hancock noted his opinion would be to find out what the intended purpose would be for Medline's occupancy prior to approving the Zoning Board recommendation for the site.

Mr. Bill Abrams with Medline provided information related to the company's vision and intentions of the site to include additional buildings in the future to serve as their corporate headquarters. A brief conversation regarding the location of a parking building followed.

Trustee McDonough asked if Medline would like to put a five-story building anywhere on the site. Mr. Abrams confirmed, Medline is requesting the flexibility to locate five-story buildings anywhere on the property.

Trustee Hancock asked how many employees Medline anticipated having based on their 10 to 15 year plan. Mr. Abrams stated he believes the current growth of Medline is encouraging and estimated 1,500 employees at the site since this is what they currently have at the Mundelein location.

Trustee Servi noted his opinion would be to put certain setbacks in place depending on the building stories and asked Mr. Abrams if he would feel comfortable doing that. Mr. Abrams stated the business is growing and the more restrictions put on the site the less interesting the site becomes. Mr. Abrams noted Medline intends to share the proposed Master Plan with the Village Board once the zoning regulations of the site are finalized. Mr. Abrams noted Medline intends to honor the natural elements of the site and how it is situated.

Community & Economic Development Director McNellis suggested the option of putting a staggered setback on the west allowing shorter

buildings closer to the west and gaining height towards the tollway on the sight in order to take away concern of the Board. Mayor Brandt asked what the setbacks are for the Tri-State in order to compare. Community & Economic Development Director McNellis stated he did not know what the setbacks were off hand but could find out.

Trustee McDonough asked what was the significance regarding the potential change of research laboratory to research and development laboratory. Village Planner Robles noted this was a terminology change to follow recently approved code revisions that use the same term. Village Planner Robles noted the Zoning Board expressed concern that keeping research laboratory as a permitted use, any type of laboratory could go in tomorrow without Village review. The Zoning Board recommended this use change to a Special Use to require Village review. Trustee McDonough noted changing this would put more restrictions on the site and suggested leaving the use as is. Village Planner Robles noted this was a Zoning Board recommendation. Trustee Hancock noted his concern; not changing the use could allow for toxins and other hazardous materials. Mr. Abrams noted Medline currently has a laboratory in Mundelein, and it is not their intention to move it. Mr. Abrams stated he is fine with the proposed change but more flexibility is always preferred. Trustee Grujanac noted it was her opinion to give Medline the most possible flexibility.

Mr. Abrams stated the most important thing for Medline is the site of the buildings and timelines of obtaining Village approvals.

A brief conversation took place regarding a possible conservancy to the north.

Trustee Hancock asked what the economic impact was of Medline bringing in 1,500 employees via taxes and other potential benefits to the community. Village Planner Robles stated since he did not know Medline's plans or financial structure, one area to work out is point of sales and whether point of sales will be located in Lincolnshire, but that the point of sales may have to remain in Mundelein. Some other economic benefits are Medline employees adding to the daytime population benefiting Lincolnshire retail and service businesses. Trustee Hancock suggested Medline provide an economic impact at some point.

Trustee McAllister noted he was in favor of bringing the site back to life, Medline is a company with a great reputation, and it was his opinion they would do nothing to harm the community they locate their business in.

Mayor Brandt suggested staff work with Medline to make the Board members more informed regarding setbacks and floodplain issues prior to presenting this at the next Regular Village Board meeting. Mayor Brandt asked staff to provide Trustee Hancock and Trustee Grujanac

with additional information previously presented regarding the Florsheim property which surrounds this site.

There was a consensus of the Board to place this item on the Regular Village Board Agenda for discussion and approval at the next Regular Village Board Meeting.

3.13 Preliminary Evaluation of a request for Special Use Permit to establish and operate a dance studio at 300 Village Green, Village Green of Lincolnshire (Center for Ballroom & Dance LLC).

Community & Economic Development Director McNellis provided a summary of the request by Center for Ballroom & Dance, LLC for a Special Use Permit to establish and operate a dance studio at 300 Village Green.

Mr. Mike Berman, representing Center for Ballroom & Dance LLC provided information regarding their request to establish and operate a dance studio at 300 Village Green. Mr. Berman addressed potential parking issues brought up by staff.

Trustee McAllister asked what the potential opening date would be for the center. Mr. Berman stated they have followed the steps the Center needed to take for approval and is meeting with an architect for a build-out and once they have a time frame of the build-out, the center will have a better idea of an opening date.

Trustee Brandt asked if the center would still have a side entrance. Mr. Berman stated they would not keep the side entrance but would like to use the main doors in the hallway due to protecting the dance floor.

Mr. Berman provided the Board concept pictures of the potential site and provided interior detail they would like for the center.

A conversation followed regarding the location of the center, potential opening date, current clientele and potential clientele.

Trustee McDonough asked if the Yoga center previously located in the Village Green had the same type of use. Community & Economic Development Director McNellis stated 2Hot Yoga required a special use permit as well.

There was a consensus of the Board to refer this item to the Zoning Board.

3.2 Finance and Administration

3.21 Mid-Year Update on Fiscal Year 2015 Budget and Village Goals and Objectives for 2015

Village Manager Burke provided an update regarding fiscal year 2015

budget and Village goals and objectives for 2015.

3.3 Public Works

3.4 Public Safety

3.41 Consideration and Discussion of Recent Amendments to the Illinois Liquor Control Act (Village of Lincolnshire)

Chief of Police Kinsey provided a summary of recent amendments to the Illinois Liquor Control Act. As a result of the Act and in accordance with Village Code, staff recommends keeping the provisions of Happy Hour in place, maintaining current local hotel licensing requirements, following state statute regarding infusion-type alcoholic beverages, and amend the Code to require BASSIT training for all servers of alcoholic beverages similar to the state statute. Chief of Police Kinsey stated staff is requesting direction from the Village Board on how to proceed.

Trustee McAllister asked if the only negative impact regarding hotel licensing was the loss of \$5,000 in revenues. Chief of Police Kinsey stated that if we reduce the Hotel licenses to one, the revenues would decrease.

Trustee Hancock asked if any of the Lincolnshire proprietors have expressed an interest in having a Happy Hour. Chief of Police Kinsey stated he has not heard from any of the current liquor license holders but noted his opinion is they will ask.

Trustee Servi noted he was in favor of staff recommendations but suggested staff review this again in the near future to compare how surrounding municipalities are handling it prior to the Village Board taking formal action.

Trustee McDonough stated he would not be opposed to allowing Happy Hour and would approve the other staff recommendations.

A conversation followed regarding how proprietors have worked around Happy Hour by having other special offers for food. Police Chief Kinsey stated his opinion was not in favor of Happy Hour noting this encourages people to drink more and in a shorter period of time. Trustee McDonough stated the state has made the change to allow this and surrounding municipalities will likely follow state statute.

There was a consensus of the Board to maintain the current regulations in the Village Code and have staff research how other municipalities are handling the State Statute as it relates to Happy Hour and report back to the Board in ninety days.

3.5 Parks and Recreation

3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

4.11 Analysis of Residential Lighting Ordinances

Mayor Brandt initially pulled this item from the agenda due to Trustee Feldman being absent from the meeting, and the fact that Trustee Feldman had made this request.

Trustee Hancock stated he is unclear how it is possible to measure what too much light is noting this may be difficult to monitor.

Community & Economic Development Director McNellis stated the staff recommendation would be to continue to monitor the issue since putting this in the Code would be difficult for anyone to administer. Community & Economic Development Director McNellis noted there are only a few calls regarding lighting concerns received each year.

All Trustees were in agreement with staff recommendation. Mayor Brandt directed staff to inform Trustee Feldman of the consensus of the Board.

There was a consensus of the Board to approve staff recommendation and continue to monitor the situation prior to presenting a code amendment to the Zoning Board.

5.0 NEW BUSINESS

Trustee Servi noted he has read a few news articles recently related to electronic water meter reading over charging in nearby suburbs and asked if Lincolnshire is using the same vendor. Public Works Director Woodbury stated Lincolnshire uses Badger Meters and the meters in question are Spartan meters. Public Works Director Woodbury stated Lincolnshire has used Badger meters for years, and there have never been any issues. Village Manager Burke noted some residents have inquired and staff has given them information regarding the Badger meters used. Village Manager Burke noted the information will be posted on the website and be included in the weekly E-News.

Community & Economic Development Director McNellis noted in light of recent activities regarding Airbnb, staff is seeking direction from the Board regarding the current code language as it relates to short term rentals, Airbnb, and bed and breakfasts. Trustee McDonough noted the Code currently states it has to be a permitted use and if not listed as a current use, it is prohibited. Trustee McDonough asked if a bed & breakfast was currently listed as permitted use. Community & Economic Development Director McNellis stated this is not listed as a permitted use currently; however, staff is proposing to change the code to make it abundantly clear as to what is and is not permitted. Community & Economic Development Director McNellis asked the Board how they would want to handle short term rentals of 3 months or 6 months; or the possibility that any rental under 3 months is not allowed. Trustees Hancock and McAllister stated their opinion was 3 – 6 months was acceptable. Mayor Brandt noted her concern was when people are trying to get children in the school district. A brief conversation followed about putting a limit on the amount of 3 - 6 month rentals in a calendar year for each property. It was the

consensus of the Board for staff to draft changes to the code for short term rentals to be at least 90 days, one time, within 365 days.

Trustee Hancock stated he has received some complaints regarding the Milwaukee Ave./Route 22 light timing being off and asked if this was an Illinois Department of Transportation (IDOT) issue. Village Manager Burke confirmed this was an IDOT issue and staff will contact IDOT to let them know.

Mayor Brandt noted Cruisn' with the Cops is Friday, July 31, 2015 at the Fresh Market from 6:00 p.m. – 9:00 p.m. and National Night out is Tuesday, August 4, 2015 at North Park from 5:00 p.m. – 8:00 p.m.

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee McDonough moved and Trustee McAllister seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 9:30 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk